



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

**Case File:** A-85-17

**Property Address:** 810 E. Davie Street

**Property Owner:** Steve Sypher Designs, Inc.

**Project Contact:** Steve Sypher

**Nature of Case:** A request for a 2.5' variance pursuant to Sections 1.5.4.D.1.a.&b. of the Unified Development Ordinance in order to construct a stoop and stairs that result in a 6' primary street setback on a .04 acre parcel zoned Residential-10 and located at 810 E. Davie Street.



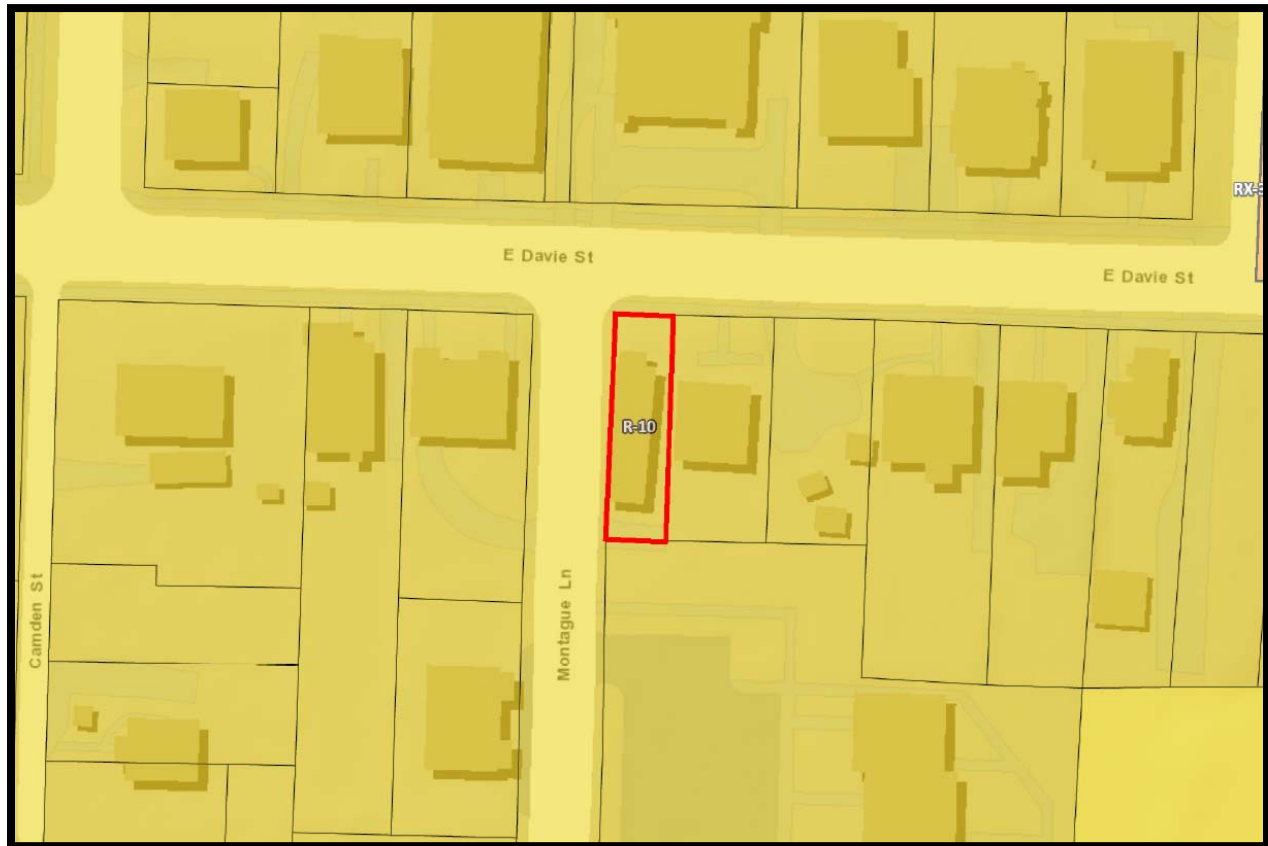
**810 E. Davie Street – Location Map**

To BOA: 7-10-17

Staff Coordinator: Eric S. Hodge, AICP

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**ZONING  
DISTRICTS:** Residential-10



### 810 E. Davie Street – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-10

**Lot Dimensions**

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60;'

<b><u>Yard Type</u></b>	<b><u>Minimum Setback</u></b>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'



# Application for Variance

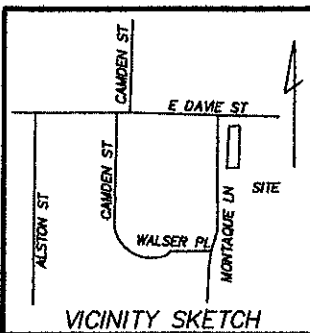


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>Relief from 1.5.4.D.1.a minimum 3' setback from property line.</p> <p>Requesting a 2' variance to comply</p>	<p>Transaction Number</p> <p>A-85-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p> <p>A-16-15</p>	

GENERAL INFORMATION			
Property Address 810 E. DAVIE ST		Date 6/8/17	
Property PIN 1713170212	Current Zoning R-10		
Nearest Intersection DAVIE & Montague		Property size (in acres) .04	
Property Owner Steve Sypher Designs Inc	Phone 919-838-1197	Fax —	
Owner's Mailing Address 2114 Woodview Dr	Email stevesypher@aol.com		
Project Contact Person Steve	Phone 919-931-6505	Fax —	
Contact Person's Mailing Address SAME	Email —		
Property Owner Signature	Email stevesypher@aol.com		
<p>Notary WAKECO, NC</p> <p>Sworn and subscribed before me this 9 day of June, 2017</p>	<p>Notary Signature and Seal</p> <p></p> <p></p>		



**LEGEND**  
 IPF IRON PIPE FOUND  
 ISF IRON STAKE FOUND  
 IPS IRON PIPE SET  
 OHU OVERHEAD UTILITIES  
 WM WATER METER  
 CO SEWER CLEAN OUT  
 R/W RIGHT OF WAY  
 PIN PARCEL ID NUMBER  
 DB DEED BOOK  
 PB PLAT BOOK  
 P PAGE  
 WCR WAKE COUNTY REGISTRY

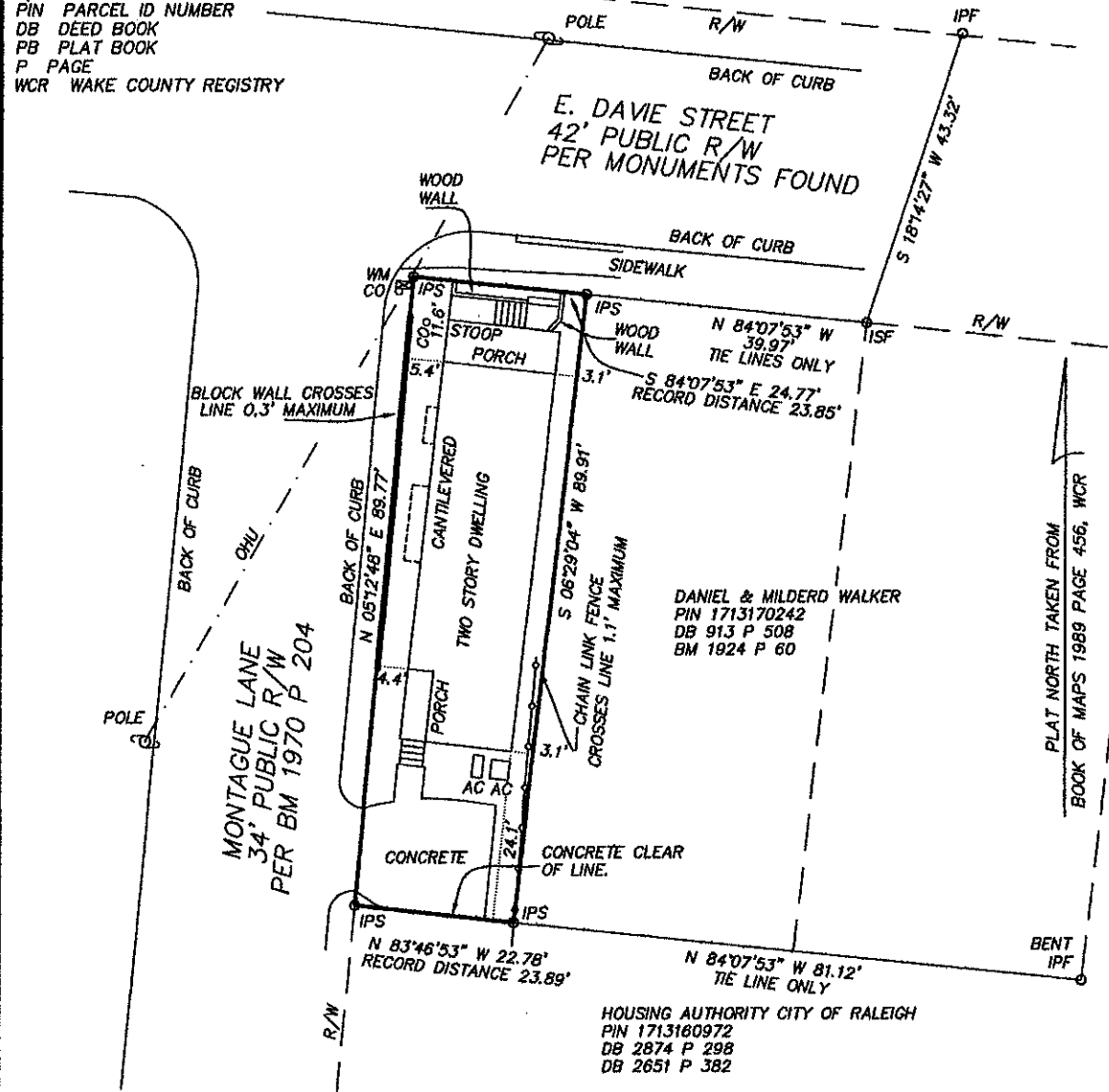
I, JAMES L. PEACOCK, HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE NC STANDARDS OF PRACTICE FOR CLASS A AND B LAND SURVEYS (SECTION 1600); THAT THE RATIO OF PRECISION EXCEEDS 1:10,000; THAT THE RECORD DOCUMENTS USED ARE SHOWN ON THE FACE OF THIS PLAT. REVISED FRONT STOOP & IMPERVIOUS AREA TABLE ON 4-25-17. REVISED IMPERVIOUS AREA TABLE AFTER REMOVAL OF FRONT CONCRETE WALKWAY ON 5-26-17.



James L. Peacock  
 L-3435  
 5-26-17

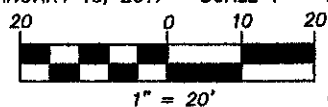
**SUBJECT PROPERTY DATA**  
 RECORD OWNER:  
 STEVE SYPHER DESIGNS, INC.  
 PIN 1713170212  
 DEED BOOK 15869 PAGE 2438  
 ZONING R-20  
 810 E DAVE STREET  
 RALEIGH, NC 27601

2,136 SF  
 0.049 ACRES  
 BY COORDINATES  
 NEW IMPERVIOUS AREA  
 DWELLING & PORCHES 960 SF  
 DRIVEWAY & REAR WALKWAY 322 SF  
 FRONT STOOP & WALLS 67 SF  
 BLOCK WALL 21 SF  
 TWO AC UNITS 12 SF  
 TOTAL EXISTING 1,382 SF OR 64.7%



CAROLINA LAND SURVEYING  
 388 BUCK SWAMP ROAD  
 GOLDSBORO, NC 27530  
 FIRM LICENSE NUMBER F-0135  
 919 832-1643  
 919 255-5544 CELL  
 carolinalands@mindspring.com

POST CONSTRUCTION  
 PHYSICAL SURVEY FOR  
 STEVE SYPHER DESIGNS, INC.  
 RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
 JANUARY 13, 2017 SCALE 1" = 20'



810EMartin.dwg

1713170242  
WALKER, DANIEL WALKER, MILDRED  
2300 FIRERUN CT  
RALEIGH NC 27610-5818

1713078186  
DUKES PROPERTIES & CONSTRUCTION  
LLC  
4441 SIX FORKS RD STE 106-182  
RALEIGH NC 27609-5729

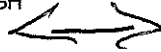
1713078480  
MCGILL, YOLANDA D  
803 E DAVIE ST  
RALEIGH NC 27601-1619

1713079131  
HUNT, VALERIE VAN PELT  
4917 TIMBER OAKS DR  
RALEIGH NC 27606-9261

1713079231  
VINE-HODGE, JOHN AULTMAN  
VINE-HODGE, ALYSSA KATHER...  
808 E DAVIE ST  
RALEIGH NC 27601-1653

1713079440  
REVELATION MISSIONARY BAPTIST  
CHURCH  
805 E DAVIE ST  
RALEIGH NC 27601-1619

1713079470  
HOUSING AUTH CITY OF RALEIGH  
900 HAYNES ST  
RALEIGH NC 27604-1462



1713160972  
HOUSING AUTH CITY OF RALEIGH  
900 HAYNES ST  
RALEIGH NC 27604-1462

1713170212  
STEVE SYMPHER DESIGNS INC  
2114 WOODVIEW DR  
RALEIGH NC 27604-2133

1713170282  
SCOTT, ABE JR HEIRS  
C/O PEGGY PIERCE CO ADMINISTRATOR  
816 E DAVIE ST  
RALEIGH NC 27601-1620



1713170420  
HUNGRY NECK HOLDINGS LLC  
2506 MEDWAY DR  
RALEIGH NC 27608-1615

1713171169  
JUDKINS, EDWARD ANDERSON JUDKINS,  
JANIE LOUISE  
818 E DAVIE ST  
RALEIGH NC 27601-1620

1713171220  
SCOTT, ABE JR HEIRS  
C/O PEGGY PIERCE CO ADMINISTRATOR  
816 E DAVIE ST  
RALEIGH NC 27601-1620

1713171400  
EQUITY TRUST COMPANY /CUSTODIAN  
ANDREW T KNOWLES, ...  
813 E DAVIE ST  
RALEIGH NC 27601-1619

1713171450  
TENDY, LAUREN  
815 E DAVIE ST  
RALEIGH NC 27601-1619

